

































## MANHATTANISMS.

NEW YORK MORE CROWDED AND COSTLY THAN EVER.

Luxuriously Stupid Landlords—Moral and Dramatic Items—O. B. Frothingham's Purposes—Etc.

(Correspondence of the Record Union.)

New York, February 17, 1882.

The city has never been nearly so thronged as it is this winter. It is actually packed in every part, without sufficient space for new comers who may want more than elbow room. A great many of the present residents are transient; they are from all quarters of the country, drawn by pleasure or business, or both, to the commercial center of the Republic. Although the normal population of this island (the municipal limits extend, as you know, much beyond it), is less than 1,100,000, it is estimated now to be close upon 1,500,000, owing mainly to the great influx of strangers incidental to the season. Every year more and more people come from North, East, West and South to spend

THE WINTER IN THE METROPOLIS. Attractive to its climate, its variety, its wealth and its pleasures. And after passing several winters here they are so discontented to pass them elsewhere, that many who can afford it decide to make New York their home. Manhattan has a number of serious defects, but they are hardly perceptible to persons possessed of ample means, who naturally think it a delightful capital. It is delightful to them; it is hard, grinding, dreary, comfortable to the poor alone, especially to the very poor, who, unhappily, are always with us, and always will be, in larger and larger proportion. The saying that this is a city of paupers and millionaires, although an exaggeration, like most generalizations, steadily grows nearer to the truth; for it annually becomes more and more difficult for persons of moderate income to live here. It has never been more difficult for that numerous class than at present. Everything is dear—dearer than ever before—and salaries and ordinary means of earning have not materially advanced. No one but the very rich can afford to live here. Very high, household expenses ranging from 20 to 30 per cent. above those of two or three years ago, for the same kind of living.

RENTS ARE ENORMOUS. The supply of houses and apartments being, despite the active building all over town, wholly inadequate to the demand. Hundreds of families, unable to secure dwellings last autumn, were obliged to board, consequently, every hotel and boarding-house of a respectable, or even decent sort, is full to overflowing. When any desirable residence chances to be vacant, it can be immediately let at a material advance on last year's rental. It is hard to remember, when the elevated railroads have been finished, and so many small apartment houses put up, that it was thought New York would be relieved of its pressure of population, and that the tens of thousands who had been driven to the suburbs of New Jersey, Long Island, Westchester, Rockland and Orange, would feel financially able to return to the city. But the anticipated lowering of rents has not occurred, and has not occurred. They have, on the contrary, gone up, and threaten to go much higher. Other things keep pace with rents; and men who cannot command more than \$2,500 to \$3,000 a year cannot afford to make their homes on

THIS COSTLY ISLAND. A man with a wife and one or two children, or even without children, needs \$5,000 a year to support himself here in aught like comfort. And when he demands elegance or luxury in surroundings there is no limit to his requirements. Many New Yorkers spend on a single entertainment more than would be sufficient to keep an ordinary family for five or six years. This seems very much like the millionaires and bankers, does it not? Hard as the winter has borne upon people of fixed incomes, and dependent upon salaries, it has been remarkably gay with the rich, whose habits become more and more extravagant. December 1st, dinners, receptions, parties and balls have abounded in the fashionable quarters, and they have been most lavishly furnished. Not a few seem to have been given to show a contempt for money, and by such ostentatious contempt have proved an over-appreciation of it. Some of the balls at Delmonico's and the Brunswick have in their entirety cost \$100,000 each, and others on an extravagant scale are in preparation. There have never been so many Germans as this season, and never such a reckless profusion of flowers, owing doubtless to the fact that flowers are four or five times dearer than in any previous season. An ordinary bouquet will bring \$4 or \$5, which is not strange, when it is known that rosebuds now sell here at fifty cents apiece. Everybody has learned that any kind of display is attended with large expense; and penurious persons understand, therefore, that an entertainment of an elaborate order will advertise their prodigality without any need on their part of descending to particulars. Verily is New York a good place for the rich, but

A BAD PLACE FOR THE POOR. Since the burning of the Potter building, formerly known as the World building, there has been active discussion by the press and public about the safety of buildings in case of fire. Interest in the subject will soon cease; nor will it be revived until there has been another loss of life from the same cause. In all great cities, notably here, people forget calamities or disasters of any and every sort in a few days; they have too much to think of, too much to do, to carry them in mind. They are reckless, well-nigh indifferent to possibilities or even to probabilities. They are willing to take their chances. They are clearly demonstrated in the Potter building. Everyone of its occupants knew what a death-trap it was, should it once get ablaze; and yet nobody objected to staying in it. There are hundreds of stores and dwellings here known to be unsafe—not a few of them have been officially pronounced unsafe—but they continue to be occupied by persons fully conscious of the fact. A prominent hotel on the East side was condemned months ago by the Commissioners on Buildings, though it has not suffered any apparent diminution of patronage. New Yorkers may be alarmed for the nonce by likelihood of disaster; but the fear is soon dispelled in the hurry and rush of affairs. The subject reminds me of the stubbornness and

STUPIDITY OF CERTAIN LANDLORDS. Who prefer their property should stand idle to letting it on terms lower than they have named. When the New York Belting Company had been burned out by the fire in the Potter building, they were obliged to move into adjacent quarters, and they moved into premises, 29 Park Row, that had been vacant for thirteen years because their owner, whose name is Brewster, could not get his exorbitant price, \$16,000 a year, for them. He is the owner of a large marble building in Broadway, above Spring street, which has been tenanted for nearly the same time, for the same reason. It is estimated that he has lost out of it, including taxes, insurance, etc., about \$800,000, and that he has lost on the Park Row structure more than \$300,000. He must be obtuse indeed, and singularly obtuse to his own interest, which few men, particularly rich men, are. Not many men, even in New York, could afford the luxury of such dolphintness. Brewster had, I am told, a store down town which was worth some \$13,000 to \$14,000 annual rental; but he let it stand idle for years

because he could not rent it for a term of twenty years at \$20,000 a year. There are dozens of landlords here of his extraordinary pattern; but there must be something organically defective in their composition.

MUSIC AND THE DRAMA. Although the regular Italian opera season has past, Maurice Strakosch is to give a fortnight of opera with Gerster at Booth's Theater, beginning next Monday night. As Gerster, a prime favorite here, was not a member of the Mapleson troupe this winter, she will certainly be welcomed back to the lyric stage by a host of admirers. No artist who has appeared for years on the metropolitan stage has won so many laurels and so many friends as Etelka Gerster, at once a delightful singer and a delightful woman, which latter precious few prime donne are, or ever have been. Strakosch has shown his usual sagacity and understanding of public taste by engaging so thoroughly admirable an artist.

Henry E. Abbey has at last succeeded in inducing Adeline Patti to sing here in opera, in which she must be heard in order to get an adequate idea of her wonderful voice. She had so often declared, after coming to this country, that she would not appear in opera, that Abbey's arguments must have been

FINANCIALLY WEIGHTY. So very weighty as to justify, no doubt, the high prices charged for admission. He is the boldest and most lavish of managers, and the fact that he has overcome her opposition to regular lyric performances proves how indifferent he is to money when he is once set on a purpose. The first opera—"Traviata"—will be produced at the Thalia (late Wallack's) Theater, the 23rd instant. There will be but seven representations, including "Faust," "Lucia," "Barbiere" and "Trovatore"—but they will form the chief musical event of the season.

"Patience," though now in its fifth month at the Standard, is still drawing crowded houses. The advent of Oscar Wilde has helped the burlesque opera, and the burlesque opera has helped him, as they ought to do, since W. F. Morse is the shrewd manager of both enterprises. There is talk of putting on "Claude Duval" at the close of the month; but I doubt if the management will feel justified in interfering with the long and exceptionally profitable run of "Patience," the most enjoyable, I think, of all of Gilbert and Sullivan's musical satires.

"Olette" has made a happy hit at Daly's Theater, and promises to keep the boards until the end of the season. The translation and adaptation of Sardou's play is Daly's own, and his purchase of the right to produce it throughout the country demonstrates his managerial insight and taste. The piece is admirably mounted and, on the whole, very well played; Adeline having agreeably surprised her friends by her fine personation of the title role, by far the most important and difficult that she has yet assumed. Daly was the pioneer of the French social drama in this city at his old Twenty-fourth street house, and his happy revival of it at his new theater would seem to be a fresh augury of still greater success.

Clara Morris, who has been packing the Union Square with her intense and life-like portrayal of Mercy Merrick, extra matinee, will now appear as the heroine of Adolphe Belot's "Article 47," a part in which she achieved her first reputation in the East some years ago. Her acting in that piece is so terribly real, that the most blasé play-goer is moved by it. She has only to see her in it to be assured of her commanding genius as an emotional artist. Her engagement adds to the extraordinary attractions of this theater, which is undeniably

THE LEADING THEATER OF AMERICA. It is understood that A. M. Palmer pays her \$500 for each appearance, and finds his profit even at those exalted figures. Her support and the setting of the pieces of which she is the focus are as nearly perfect as may be.

Lawrence Barrett has been enthusiastically received as Arthur in William Young's romantic tragedy of "Fendragon," presented here for the first time Monday evening in Haverly's Fifth Avenue Theater, before a crowded and intellectual audience. He is excellently fitted to the impetuous, passionate, magnanimous character of the ideal king, and his sympathies and plaudits of all who witness it. It is a poetic version of a poetic work.

VARIETIES. Although it is generally supposed that the custom of sending valentines has been for some time passing away, the postal authorities here say that so many have never before been sent here as during this recurrence of the festival. They have been sent and received by old and young, gay and sober alike. The foolishness of the thing must make it popular.

Octavius B. Frothingham, who has been sojourning in Boston since his return from Europe, intends to come back to New York next autumn, though he has no idea of continuing his lectures to his former society.

William H. Vanderbilt is to give a ball at his new and sumptuous mansion in Fifth avenue mansion to-night on a most prodigious scale. Its entire cost will, it is rumored, reach about \$18,000.

Somebody who claims to have correct data asserts that Jay Gould's fortune, to-day, amounts, at a fair valuation, to at least \$50,000,000. CHAUBERT.

William, son of S. P. and E. A. Doane, a native of California, 24 years, 10 months and 14 days. (1st term at Oakland.)

Grass Valley, February 20—Elizabeth Best, a native of England, 30 years, 1 month and 15 days. (1st term at Oakland.)

Stockton, February 22—Aurelia T. Sanders, 95 years, 6 months and 22 days. (1st term at Oakland.)

Dayton (Butte county) February 18—Boyd, 18 years and 8 months. (1st term at Oakland.)

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# WEINSTOCK & LUBIN

SATURDAY, FEBRUARY 25, 1882.

SACRAMENTO TEMPERATURE.

TEMPERATURE YESTERDAY:		TEMPERATURE CORRESPONDING DAY, 1881:	
Highest.....	61	Highest.....	66
Lowest.....	47	Lowest.....	47

TEMPERATURE YESTERDAY IN NEW YORK AND CHICAGO.

(Special by Telegraph—Courtesy of the RECORD-UNION.)

NEW YORK.		CHICAGO.	
Highest.....	38	Highest.....	38
Lowest.....	20	Lowest.....	20

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FOURTH—The largest selling makes the largest buying necessary, and the largest buying enables us to sell at the lowest prices.

Burt & Packard's make of Men's Fine Shoes, from \$4 25 to \$7 50.

Misses' Calf, Button Shoes, with goat tops, low heels and extension soles; specially made for school wear. Price, \$1 90. Splendid value.

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Misses' Fine Curacao Kid, Button Shoes, with French kid button piece and worked button-holes, \$2.

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TO-DAY! TO-DAY!

LAST TWO PERFORMANCES!

SATURDAY MATINEE AT 2. AND EVENING AT 8.

Prof. Santanelli!  
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IN HIS GREAT EXPOSE OF SPIRITUALISM!  
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THURSDAY.....MARCH 2D.  
FRIDAY.....MARCH 3D.  
SATURDAY.....MARCH 4TH.

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Which characterized its great success in London, the principal cities of the United States, and HAVELY'S CALIFORNIA THEATER, San Francisco.

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